



**The Lindens, 83 Marsh Lane, NW7 4NX**  
£1,550,000 Offers Over

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james**  
ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this attractive Five Bedroom, Three Bathroom (two en-suite) detached family house on one of Mill Hill's most sought after roads, close to popular local schools and within approximately a mile of Mill Hill Broadway.

Arranged over two floors only and 2795 sq ft/259.6 sq m, the ground floor accommodation includes Three separate Reception Rooms, Study, Kitchen, Utility Room and guest Wc.

Externally there is a magnificent rear Garden extending to approximately 150' and which backs on Greenbelt land, double width garage, and off street parking for several cars.


Sole Agent.

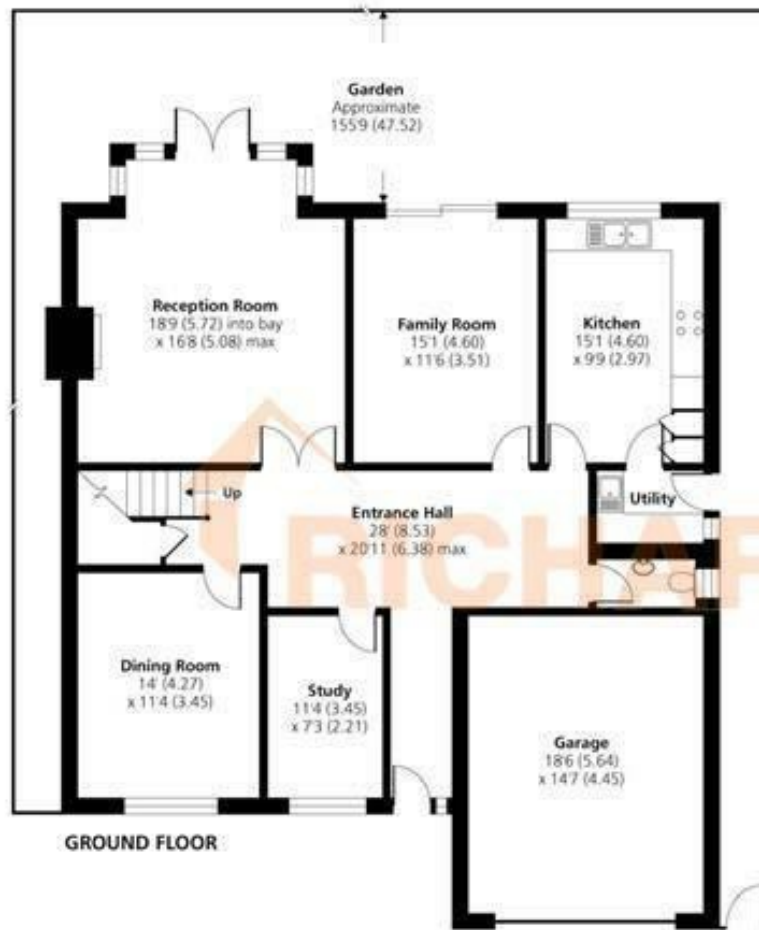
## Key Features

- FIVE BEDROOMS
- THREE BATHROOMS (TWO EN-SUITE)
- THREE RECEPTION ROOMS
- KITCHEN
- LARGE REAR GARDEN BACKING ONTO GREENBELT LAND
- OFF STREET PARKING & GARAGE

## Important Information

- **Price:** £1,550,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**GROSS INTERNAL FLOOR AREA 2795 SQ FT 259.6 SQ METRES (INCLUDES GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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